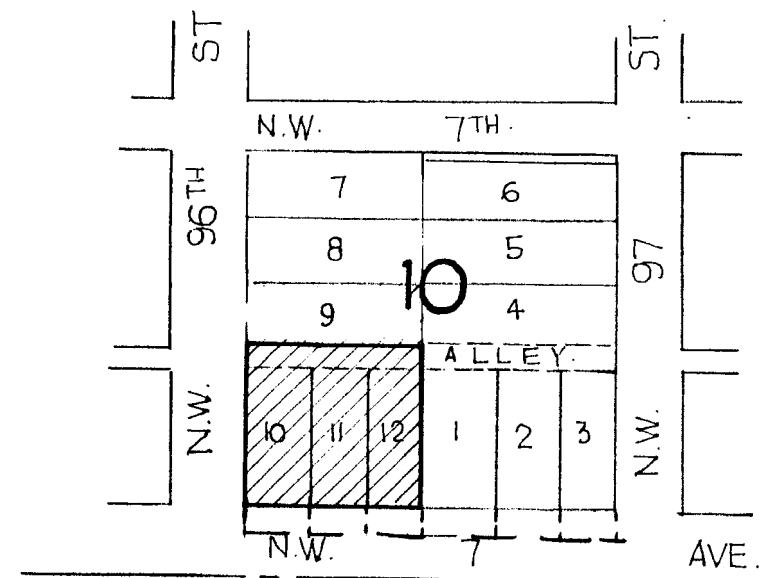


PLAN OF SURVEY

SCALE:

1"=20'



LOCATION SKETCH

SCALE

N.T.S.

LEGEND OF SURVEY ABBREVIATIONS

A ... ARC DISTANCE	A/C ... AIR CONDITIONING	CBS ... CONCRETE BLOCK STRUCTURE	NGVD ... NATIONAL GEODETIC VERTICAL DATUM
C ... CALCULATED	C.B. ... CATCH BASIN	O.U.L. ... OVERHEAD UTILITY LINE	PRC ... POINT OF REVERSE CURVATURE
CL ... CLEAR	C/L ... CENTER LINE	P.C.C. ... POINT OF COMPOUND CURVE	RAD ... RADIAL
ENC ... ENCROACHMENT	P.C. ... POINT OF CURVATURE	P.O.C. ... POINT OF COMMENCEMENT	R/W ... RIGHT OF WAY
FIP ... FOUND IRON PIPE	P.O.B. ... POINT OF BEGINNING	BLDG ... BUILDING	SEC ... SECTION
O.H. ... OVER HANG	W.M. ... WATER METER	C.H. ... CHORD DISTANCE	SCR ... SCREENED
P.B. ... PLAT BOOK	M. ... MEASURED	D.E. ... DRAINAGE EASEMENT	S.I.P. ... SET IRON PIPE
P/L ... PROPERTY LINE	CONC. ... CONCRETE	F.H. ... FIRE HYDRANT	SWK ... SIDEWALK
UP ... UTILITY POLE	F.D. ... FOUND	R ... RADIUS	U.E. ... UTILITY EASEMENT

CERTIFY TO: BENZ 7TH AVENUE CORPORATION

ADDRESS: 9600 NW 7 AVENUE
719 NW 96 STREET
MIAMI, FLORIDA 33150

LEGAL DESCRIPTION:

THAT PORTION OF ALLEY LYING EAST AND ADJACENT TO LOT 9 BOUNDED BY THE NORTH OF THE NORTH LINE OF LOT 9, EXTENDED EAST, BOUNDED BY THE SOUTH ON THE SOUTH LINE OF LOT 9 EXTENDED EAST, BOUNDED ON THE EAST BY THE WEST LINE OF LOT 10, 11, AND 12, IN BLOCK 10 OF PINEWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALL OF LOTS 10, 11, AND 12, BLOCK 10, OF PINEWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA LESS THE EAST 40 FEET THEREOF FOR ROAD RIGHT OF WAY.

FLOOD ZONE: X

THIS IS A FLOOD HAZARD ZONE X THIS IS NOT A FLOOD HAZARD ZONE

COMMUNITY PANEL NO. 120635

PANEL NO. 90

SUFFIX: J

DATE OF FIRM: 07/17/95

BASE FLOOD ELEV. N/A

FINISH FLOOR ELEV. N/A

LOWEST ADJ. GRADE: N/A

NOTE: UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED. ENCROACHMENTS NOTED: ONE HEREBY CERTIFY THAT THIS SKETCH OF THIS SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEET THE MINIMUM REQUIREMENTS ADOPTED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND THE FLORIDA LAND TITLE ASSOCIATION AND ALSO CH-61617 F.A. CODE. THERE ARE NO ENCROACHMENTS, EXCEPT AS SHOWN.

NOTES: 1. IF SHOWN, BEARING ARE TO AN ASSUMED MERIDIAN (PLAT)

2. IF SHOWN, ELEVATIONS ARE REFERRED N.G.V. DATUM 1929

3. THIS IS A BOUNDARY SURVEY.

CLOSURE ABOVE 1:7500

4. LICENSE BUSINESS NO. 6486

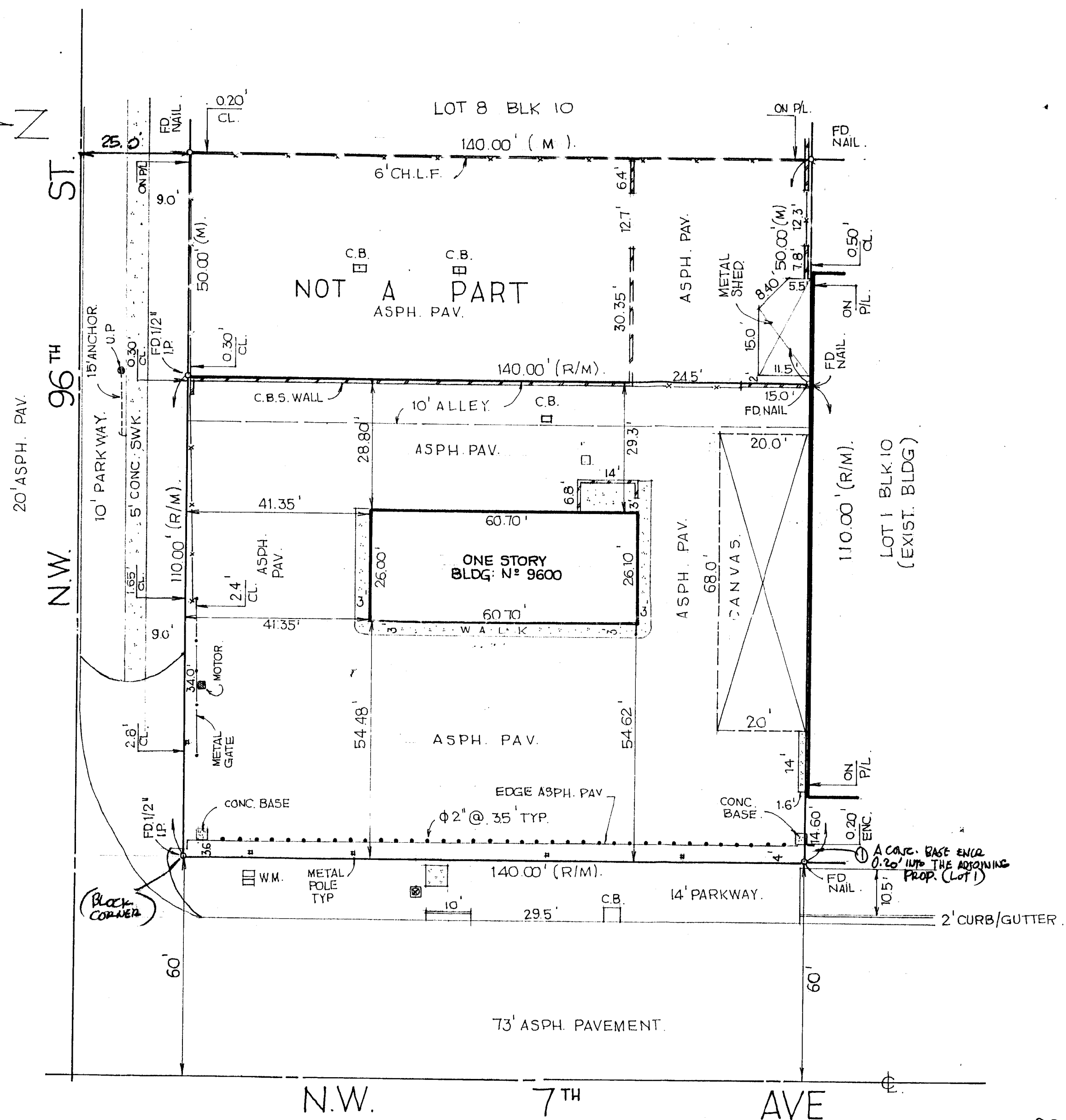
Jose A. Perea
JOSE A. PEREA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR #4858
STATE OF FLORIDA
(NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL)

THOMAS J. KELLY, INC. P.S. & M.

333 Palermo Avenue
Coral Gables, FL 33134

Date: 01-29-2002 Revised
Survey No.: 02-0384

5/23/03



203-190
RECEIVED
JUN 17 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC